



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

August 13, 2015

CALL TO ORDER:

Chair Thompson called the meeting to order at 1:04 P.M.

I. ROLL CALL

Chair Addison Thompson, Vice-Chair John P. Campanella, Commissioners Mike Jordan, Sheila Lodge, June Pujo, and Deborah L. Schwartz.

Absent: Commissioner Jay D. Higgins

STAFF PRESENT:

Beatriz Gularte, Senior Planner

N. Scott Vincent, Assistant City Attorney

Kathleen Kennedy, Associate Planner

Julie Rodriguez, Planning Commission Secretary

Before starting the meeting, Chair Thompson called for a moment of silence at 1:04 P.M. in memory of past Planning Commissioner Bruce Bartlett who passed away last week.

II. PRELIMINARY MATTERS:

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

B. Announcements and appeals.

None.

C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. July 16, 2015

MOTION: Schwartz/Jordan

Approve the minutes as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Lodge). Absent: 1 (Higgins)

2. July 23, 2015

3. Resolution No. 013-15
2015 Allocation of Unused Small Addition Floor Area

MOTION: Lodge/Schwartz

Approve the minutes and resolution.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 2 (Campanella, Jordan) Absent: 1 (Higgins)

D. Comments from members of the public pertaining to items not on this agenda.

Chair Thompson opened the public hearing at 1:07 P.M. and, with no one wishing to speak, closed the hearing.

III. DISCUSSION ITEM

ACTUAL TIME: 1:07 P.M.

APPLICATION OF CEARNAL ANDRULAITIS LLP, AGENT FOR THE CANCER CENTER OF SANTA BARBARA, 540 W. PUEBLO STREET, 025-090-005, -008, -022, -023, -024, -031, -039, -040, -046, -047, C-O, MEDICAL OFFICE ZONE, GENERAL PLAN DESIGNATION: OFFICE/ MEDIUM DENSITY RESIDENTIAL (MST2007-00092)

The purpose of this discussion item was to inform the Planning Commission of proposed changes to the Cancer Center of Santa Barbara Project, approved by the Planning Commission on June 10, 2010, within the context of a request to the City for a Substantial Conformance Determination (SCD). The Cancer Center of Santa Barbara Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure, two commercial structures and six rental housing units. The discretionary applications included a Development Plan to allocate 30,000 square feet of non-residential square footage from the Minor Addition and Small Addition categories and a Recommendation to City Council for Final Community Priority Designation for 5,845 square feet of floor area.

The approval included a change of use from residential to commercial for the building at 525 W. Junipero Street, which at the time was occupied by the Breast Cancer Resource Center. The adjacent vacant lot at 529 W. Junipero Street was approved for a new residential duplex.

Proposed changes include:

- Change the use of the building at 525 W. Junipero Street from commercial back to residential in order to create a residential duplex.
- Change the approved residential duplex at 529 W. Junipero Street to a commercial use consisting of a Learning Center for staff from the Cancer Center of Santa Barbara and Sansum Clinic. The Learning Center would be a 2,343 square foot, one-story building with a 110 seat auditorium, a 237 square foot conference room, restrooms, audio-visual room and lobby.

Environmental review was conducted for the project in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration was adopted for the original project, finding that project environmental impacts would be less than significant with application of identified mitigation measures as conditions of project approval to reduce short-term construction effects (air quality, biological resources, hazardous materials, noise, and waste disposal) and long-term effects (biological resources, historic resources, and noise). The current revised project remains within the scope of the adopted Mitigated Negative Declaration; all previously identified mitigation measures would continue to be applied to the project; and the current project would not result in significant impacts. Pursuant to CEQA Guidelines §15162, no further environmental review document is required.

The purpose of the discussion was to allow the Planning Commission an opportunity to review the proposed changes to the Project and provide input to the Community Development Department with regard to the SCD request. The Community Development Director will ultimately make a determination as to whether the proposed changes are in substantial conformance with the approved Project.

If the permit approval or environmental document is challenged in court, the challenger may be limited to raising only those issues raised in written correspondence delivered to the City, or in a public hearing on the project

Contact: Kathleen Kennedy, Associate Planner

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Phone: (805) 564-5470, ext. 4560

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Brian Cearnal, Cearnal Andrulaitis LLP, gave the Applicant presentation.

Chair Thompson opened the public hearing at 1:42 P.M.

John Denver, retired physician and owner of adjacent office building, submitted written comments regarding drainage. He was supportive of the Cancer Center project, but was concerned with the increase in traffic that the new parking lot will bring. He would like to have traffic minimized so as not to impact his immediate property which is two feet from the property line.

With no one else wishing to speak, the public hearing was closed at 1:46 P.M.

Planning Commission Comments:

Commissioner Jordan:

- Supports the Substantial Conformance Determination (SCD).
- Reflects a change in the tenant and the growing need in the community.
- Would support a CUP application. , Is in favor of a liberal definition of intended uses for the Learning Center. Cited the Museum of Natural History as an example. Sees Cancer Center sponsored uses that are not necessarily cancer related, but not from third parties.

Commissioner Pujo:

- Supports the SCD.
- The current design is an improvement over prior design and designation of uses.
- Many conditions in the original approval are not changing:
 - The landscaping condition and requirement for street trees does not change.
 - The Transportation Management Plan requirement in D.12 and Transportation Demand Management condition E.11 require a program to minimize traffic. The auditorium should be included in this.
 - Under Drainage and Flood Control, the Storm Water Management Plan in condition C.6. is found to be satisfactory. Drainage in condition D.3. is very firm.
 - The Monitoring and Reporting Plan under E.1. includes a construction noticing requirement. This should be of comfort to the neighbors.

Commissioner Schwartz:

- Supports the SCD.
- Supporting documentation of C-O Medical Office Zone allows both the change from commercial back to residential and the change from residential duplex to commercial.
- Commercial change from office space to learning center speaks to looking at Community Priority Designation. The Auditorium is a community priority.
- Agrees with Staff's comment in the Staff Report that while an auditorium is not found in the C-O Medical Office Zone, it is found under the SP-8 Hospital Zone, A.3.q. and can be considered ancillary to the Outpatient Cancer Facility.
- Can see a time when the parking facility can be of interest to other organizations and uses outside, but related to the Cancer Center, Cottage Hospital, and Sansum. There is nothing else like it in the neighborhood and can see it becoming a popular facility. Asked Scott Vincent to determine how the Cancer Center could allow use of the parking facilities without triggering a Conditional Use Permit.
- Believes that Mr. Cearnal will continue to provide a mutually acceptable solution that will consider the neighbor's concerns with regard to water flow and water drainage.

Commissioner Lodge:

- Supports the SCD Believes that this proposal is better than what was previously approved. Instead of a medical office building, we will have a facility that will be of considerable use to the entire medical community and that will keep the six residential units and revert the Breast Cancer Resource Center to residential.

Commissioner Campanella:

- Supports the SCD and switching uses on 525 W. Junipero Street and 529 W. Junipero Street along with the learning center.
- If flexibility is considered in the future, parking should not be a constraint.

Commissioner Thompson:

- Supports the SCD. Believes that this is an improvement over the original plan.
- There are three residential uses adjacent rather than having a commercial building interspersed between two commercial buildings.
- Does not see any issue with the use of the commercial building for the Learning Center.

Brian Cearnal added that parking could be a community benefit at night after the Cancer Center is closed.

Scott Vincent, Assistant City Attorney, stated that the Applicant's materials do describe the intended uses for the Learning Center. If the Commissioner wanted to consider uses beyond what is in the Applicant's letter, then he recommended that the Commission make clear comments to the Community Development Director. He wants to make sure that the record reflects the intent of the Planning Commission. If it is the intent of the Planning Commission to broaden the uses of the Learning Center then they must stipulate that.

Commissioner Pujo cited the Justification section on page two of the Applicant's letter and suggested altering the first sentence to include the word 'primarily'. After some deliberation on wording, a majority of the Commission agreed upon changing the wording to "The Learning Center is primarily intended for the use of the property owner and other members of the medical community. When not in use for its primary purpose, the auditorium may be used for other community uses".

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:22 P.M.

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting of August 5, 2015.

2. Other Committee and Liaison Reports

a. Commissioner Campanella reported on the Architectural Board of Review meetings of July 20, 2015 and August 3, 2015.

b. Commissioner Lodge reported on the Historic Landmarks Commission meetings of July 29, 2015 and August 12, 2015.

c. Commissioner Schwartz reported that the Water Commission meeting was cancelled and will report next week.

d. Commissioner Thompson reported on the Single Family Design Board meeting of August 10, 2015.

V. ADJOURNMENT

Chair Thompson adjourned the meeting at 2:31 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary